

REVISED AGENDA
BROOKFIELD ZONING COMMISSION
Thursday, April 25, 2013 – 7:00 p.m.
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

1. **Convene Meeting**
2. a. **Executive Session**: Discussion of settlement of appeal by Core Plus – 857 and 857A Federal Rd
- b. **Review Minutes of Previous Meetings**: 4/4/13 special meeting, 4/11/13

2. **Land Use Enforcement**
- a. **Enforcement Officer's Report**:
- b. **1112 Federal Road #201200727**: Revision of sign

3. **Review Correspondence**
- a. **Minutes of other Boards and Commissions**: Inland Wetlands Commission 4/8/13; Zoning Board of Appeals; Planning Commission; Zoning Sub-Committee
- b. Letter from Ct. Department of Transportation to Zoning Commission dated 4/12/13 Re: City of Danbury/Town of Brookfield Stew Leonard's Expansion
- c. Letter from Ct. Department of Transportation to Zoning Commission dated 4/9/13 Re: Town of Brookfield – Previously Issued: Traffic Investigation Report No. 018-0805-02; Current Proposal: Barnbeck Place and Nordex, Inc. Change in Land Use (Restaurant to Office); Street Address: 398, 414 and 426 Federal Rd; Current owner: BRT Barnbeck, LLC; Administrative Decision No. 155
- d. Legal Briefings for Building Inspectors: April 2013

4. **Public Hearing 7:30 p.m.**
- a. **140 Federal Road #201300192**: Design Review for a proposed 4,668 Square Foot Chick-fil-A Restaurant with drive thru and associated site improvements (*ph close date 5/29/13*)
1. Letter from Water Source received in Land Use 4/18/13 Re: Application #201300192
2. Bond Estimate titled "Estimate of Cost of Construction" dated 4/2/13 faxed into Land Use 4/29/13

- b. **800, 802, 806 Federal Road & 7 Station Road #201300224**: Design Review for a proposed 21,047 Square Foot "Brookfield Village" to include mixed use retail and 79 Residential Units (*ph close date 5/29/13*)

5. **Continued Public Hearing** – following new Public Hearings

6. **Old Business**:
- a. **470 Federal Road #201300258**: Site Plan Modification for an 18,550 sq. ft. Commercial Condominium building. Site improvements to include rear parking area, revised building door locations, drainage, utilities and landscaping. Bond Reduction (*dec date 6/14/13*)

- b. **200 Federal Road (Costco) #201300116**: Bond Release \$2,774,984.88

7. **New Business**:
- a. **7 Del Mar Drive (Target Flavors, Inc.) #201300308**: Site Plan Modification to relocate exterior stairs by warehouse area, use gravel around rear of building for vehicle access instead of grass (*dec date 6/28/13*)
1. Map Showing "Lots 1F & 2F – File 9 Map 120 – B.L.R." prepared by New England Land Surveying, dated 4/3/13 – Job No. 1230

- b. **355 Federal Road** – Unit C-5 (CP Royale Tobacco & Convenience Store) #201300307: **Site Plan Modification for an ice-cream vending cart 4' x 2'** (*dec date 6/28/13*)
 - 1. Map showing proposed location of cart handed into Land Use 4/17/13

- c. **143 Federal Road** (Froyoworld) #201300310: **Site Plan Modification to create approximately 340 sq. ft. exterior patio between Froyoworld and John's Best Pizza. The patio will consist of brick pavers, railings, seating and exterior lighting** (*dec date 6/28/13*)
 - 1. Map titled "Patio Layout" prepared by CL2 and Assoc. and Nash Contracting Inc. dated 3/14/13 – sheet A1.0
 - 2. Google earth map showing Patio Location handed into Land Use 4/18/13

- d. **54 South Lake Shore Drive** #201300309: **Single Family Dwelling Conversion – 504 sq. ft. apartment** (*dec date 6/28/13*)
 - 1. Floor Plan of proposed apartment handed into Land Use 4/18/13

8. **Tabled Items:**

9. **Informal Discussion:**

a.

10. **Comments of Commissioners:**

11. **Adjourn:**

****Next Regular Meeting Scheduled for May 9, 2013****